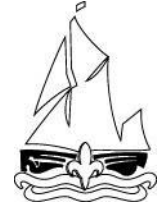


CIRCULATED PRIOR  
TO THE MEETING



**REPORT of  
DIRECTOR OF PLACE, PLANNING AND GROWTH**

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to  
**DISTRICT PLANNING COMMITTEE  
25 JUNE 2026**

**MEMBERS UPDATE**

**AGENDA ITEM NO.: 5**

<b>Application Number</b>	<b>25/01057/OUTM</b>
<b>Location</b>	Land Opposite Prentice Hall Farm Prentice Hall Lane Tollesbury Essex
<b>Proposal</b>	Outline Planning permission with access for consideration for a residential development of up to 200 dwellings (Use Class C3); with associated access; landscaping; amenity space; drainage and associated works.
<b>Applicant</b>	Obsidian Strategic Asset Management Planning Potential Ltd.
<b>Agent</b>	Planning Potential Ltd.
<b>Target Decision Date</b>	3 March 2026
<b>Case Officer</b>	Gareth Ball
<b>Parish</b>	Tolleshunt D'Arcy
<b>Reason for Referral to the Committee / Council</b>	<ul style="list-style-type: none"><li>• Departure – Site outside of the settlement boundary.</li></ul>

***Amend Paragraph 3.1.11 typo as follows:***

3.1.1 The application is made in outline, with the following matters reserved and therefore not for consideration within the current submission:

- ~~Access~~ **Appearance** • Landscaping • Layout • Scale

***Amend Paragraph 5.11.8 typo as follows:***

5.11.8 The current application has moved the main access ~~eastwards~~ **westwards** on West Street.

***Add update to Paragraph 5.12.1 as follows:***

5.12.1 The applicant has advised that the Great Crested Newt provisional certificate has been received from Natural England and only the payments and countersigning of the certificate need to be completed.

***Amend Paragraph 5.21.8 typo as follows:***

5.21.8 • A **very** low level of less than substantial harm to the grade II listed Prentice Hall Farmhouse

***Amend Paragraph 7.5.1 error and add new Paragraph 7.5.2 as follows:***

7.5.1 4,419 **658** public representations were received objecting to the application at the time of this committee report being published and the reasons for objection are summarised as set out in the table below:

*(Officer note – the above error in calculations was due to a double reading and counting of some objections)*

**7.5.2 Following the publishing of the committee report, a further 4 comments have been received, objecting to the proposal. No new issues have been raised.**